



**US Army Corps  
Of Engineers**

Walla Walla District  
201 North Third Avenue  
Walla Walla, WA 99362-1876

# Public Notice of Application for Permit

APPLICATION NO.: 2007-908-I01

APPLICANT: The Hosac Company, Inc.

PUBLIC NOTICE DATE: February 4, 2008

30-Day Notice

COMMENTS DUE DATE: March 5, 2008

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Interested parties are hereby notified that an application has been received for a Department of the Army permit for certain work in waters of the United States as described below and shown on the attached plans.

APPLICANT – The Hosac Company, Inc., 223 North 6<sup>th</sup> Street, Suite #317, Boise, Idaho 83702. The authorized agent is Mr. Steven Hosac at the same addresses. For information from the Corps of Engineers, contact Mr. Robert Brochu at 208-522-1645. The legal owner of the subject properties is Stanley Sawtooth Estates, Inc.

LOCATION – Wetlands adjacent to Valley Creek, in Sections 3 and 4, Township 10 North, Range 13 East, Boise Meridian, in Stanley, Custer County, Idaho. The project is located within the Hydrologic Unit # 17060201 and can be found on the Stanley 7.5 minute U.S.G.S quadrangle.

WORK – Discharge fill material into approximately 1.8 acres of wetlands to construct house pads, roads, parking areas, buried utilities, and landscaping. The location and description are shown on the enclosed drawing sheets.

CONSTRUCTION PERIOD - Applicant proposes to start construction as soon as the work is permitted and weather allows. It is estimated construction of the proposed fill sites in wetlands will take 4 months. The permit would authorize construction for a period of 3 years.

PURPOSE – Develop residential building lots to be sold for development.

ADDITIONAL INFORMATION – The proposed fills would be comprised of clean soil and earthen material placed to raise the ground elevation to facilitate building houses, driveways, parking, garages, utilities, and yard landscaping. A potential fill source is immediately downstream at a proposed compensatory wetland mitigation site identified on the project drawings. Sewer lines and power has already been buried within the preexisting subdivision road. Sewer is proposed to be collected and treated as part of the Stanley Sewer District system.

The project is a consolidation and modification of two older subdivisions approved by the City of Stanley prior to the Clean Water Act in approximately 1972; The Sawtooth Terra Subdivision and the Valley Creek Tract Subdivision. Several lots in each subdivision were built upon prior to ownership of the subdivisions by The Hosac Company, Inc.

The applicant proposes to mitigate project impacts by restoring wetlands and floodplains downstream at the abandoned municipal sewage lagoon site which lies adjacent to Valley Creek, immediately upstream of Highway 93 and the Salmon River. The location is depicted on Sheet 16 of 16. The applicant proposes to develop a detailed plan to restore and create wetlands and floodplains at this site at a later date.

Sheet 2 of 16 depicts a future phase of the development project which is not part of this application. This future phase was part of the original subdivision plats approved by the City of Stanley. The area is almost entire wetlands and includes channels of Valley Creek. The applicant has not provided any additional information regarding this potential future development. Potential impacts to the aquatic environment due to development of the future phase will be addressed as part of the Corps' review of the current application.

**AREA DESCRIPTION** – The project site occupies an emergent and shrub wetlands and meadow and shrub uplands which border Valley Creek. Access to the property is via a gravel road and bridge over Valley Creek into the existing partially developed Sawtooth Terra Tracts Subdivision

**ANTICIPATED IMPACTS ON AQUATIC ENVIRONMENT** – The project fills would result in the direct elimination of 1.8 acres wetlands and alter flood flows and circulation. The fills will facilitate residential development along Valley Creek. Such development is known to adversely affect wildlife uses of the creek corridor and creek side habitats.

**OTHER AUTHORIZATIONS** - Other authorizations obtained or requested include, but are not necessarily limited to: Building Permits for lot development from the City of Stanley and water quality certification from the Idaho Department of Environmental Quality.

**WATER QUALITY CERTIFICATION** - This will also serve as public notice that Idaho Department of Environmental Quality (IDEQ) is evaluating whether to certify the discharges of dredged and fill material proposed for this project will not violate existing water quality standards. A Department of the Army permit will not be issued until water quality certification has been issued or waived by the IDEQ, as required by Section 401 of the Clean Water Act. If water quality certification is not issued, waived or denied within 60 days of this public notice date, and an extension of this period is not granted to the IDEQ, certification will be considered waived. Additionally, within 30 days of this public notice, any person may provide written comments to IDEQ and/or request in writing that IDEQ provide them notice of their preliminary 401 certification decision. Comments concerning certification for this project should be mailed to: Idaho Department of Environmental Quality, Eastern Regional Office, 900 Skyline Drive, Suite B, Idaho Falls, Idaho 83402.

**CULTURAL RESOURCES** - Coordination is currently being conducted with the office of the Idaho State Historic Preservation Officer to determine if this activity will affect a site listed on the National Register of Historic Places, or a site that may be eligible for listing on the Register.

**ENDANGERED SPECIES** – Initial coordination is being conducted with the U.S. Fish and Wildlife Service and the National Marine Fisheries Service to determine if the activity will have any affect on species designated as endangered or threatened under the Endangered Species Act, or their critical habitat.

It is likely the project will adversely affect critical habitat for Chinook salmon and steelhead, and may adversely affect bull trout, steelhead, and Chinook salmon. We anticipate the project will not affect Sockeye salmon. Formal consultation will be undertaken with the agencies.

ENVIRONMENTAL IMPACT STATEMENT - Preliminary review indicates the activity will not require preparation of an Environmental Impact Statement. Comments provided will be considered in preparation of an Environmental Assessment.

AUTHORITY - This permit will be issued or denied under the authority of Section 404 of the Clean Water Act.

EVALUATION - The decision whether to issue a permit will be based on an evaluation of the probable impact, including cumulative impacts, of the proposed activity on the public interest. This decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, consideration of property ownership and, in general, the needs and welfare of the people. In addition, our evaluation will include application of the EPA Guidelines (40 CFR 230) as required by Section 404(b)(1) of the Clean Water Act.

CONSIDERATION OF PUBLIC COMMENTS - The Corps of Engineers is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

PUBLIC HEARING - Any person may request in writing, within the comment period specified in this notice, that a public hearing be held to consider this proposed activity. Requests for a public hearing shall state specific reasons for holding a public hearing.

COMMENT AND REVIEW PERIOD - Interested parties are invited to provide their comments on the proposed activity, which will become a part of the record and will be considered in the decision.

**Comments should be mailed to:**

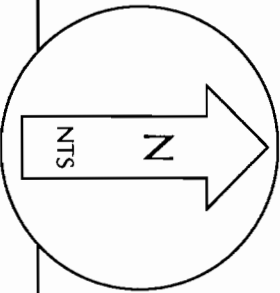
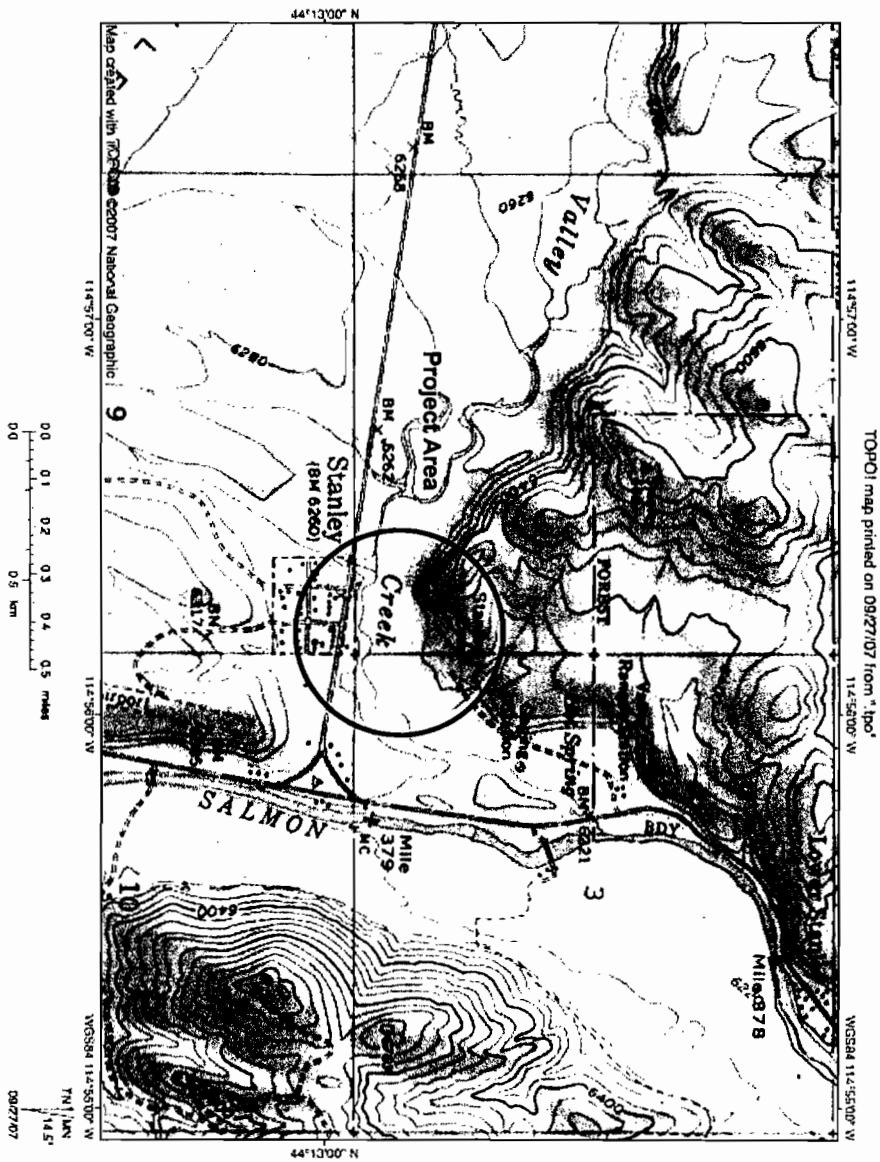
Walla Walla District, Corps of Engineers,  
Idaho Falls Regulatory Office  
900 North Skyline Drive, Suite A  
Idaho Falls, Idaho 83402.

Comments should be received not later than the comments due date of this notice to receive consideration.

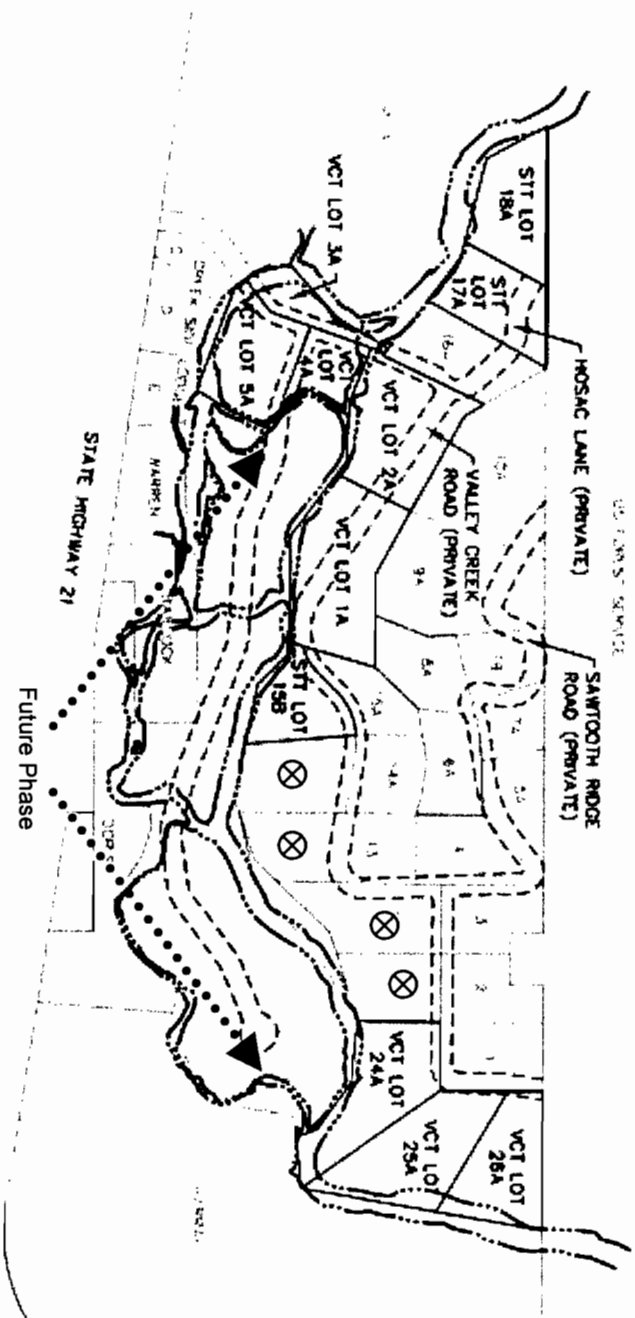
*Barbara C. Bengel*

for A. Bradley Daly  
Chief, Regulatory Division

### Vicinity Map



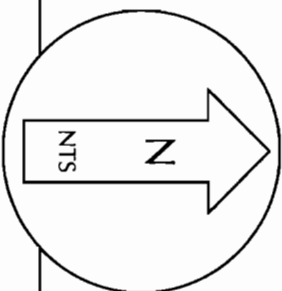
Stanley Sawtooth Estates  
 NWW NO. 2007-908-101  
 The Hosac Company, Inc.  
 Valley Creek - Stanley, Idaho  
 Sheet 1 of 16 - Vicinity and Location Map  
 December 10, 2007

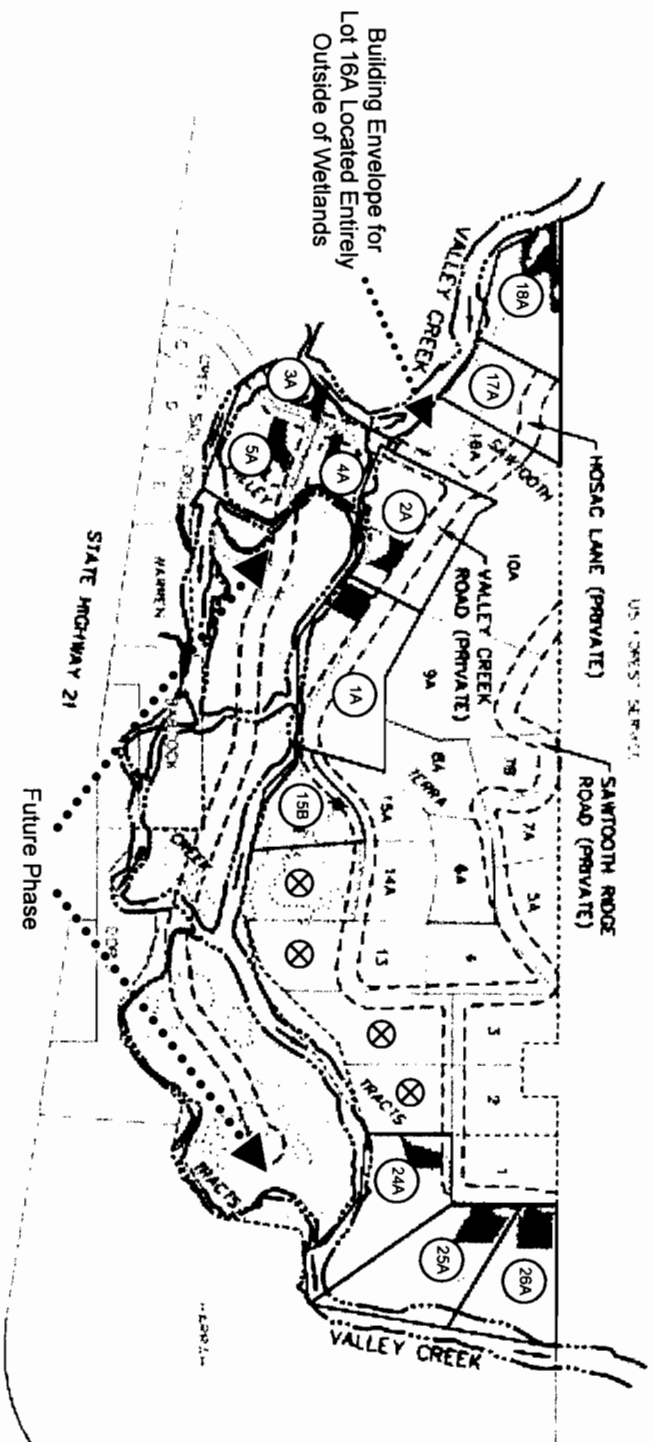


# **LEGEND**

- Boundary of Lots that are the Subject of this Joint Application for Permit
- Limits of Valley Creek
- Roadway Easement
- SIT Sawtooth Terra Tracts
- VCT Valley Creek Tracts
- ⊗ Riparian Lots Owned by Others

Note:  
This Joint Application for Permit is for a single and complete project.  
1. No part of this project is dependent on a future phase.  
2. This project will be constructed with or without approval of a future phase.





# **LEGEND**

Subdivision Boundary  
Boundary of Lots that are the Subject of this Joint Application for Permit

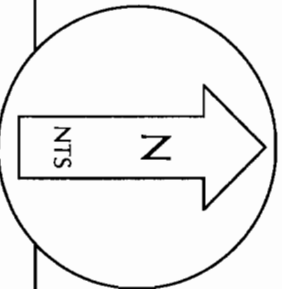
Roadway Easement  
Limits of Valley Creek  
Flow of Water  
Lots that are the Subject of this Joint Application for Permit

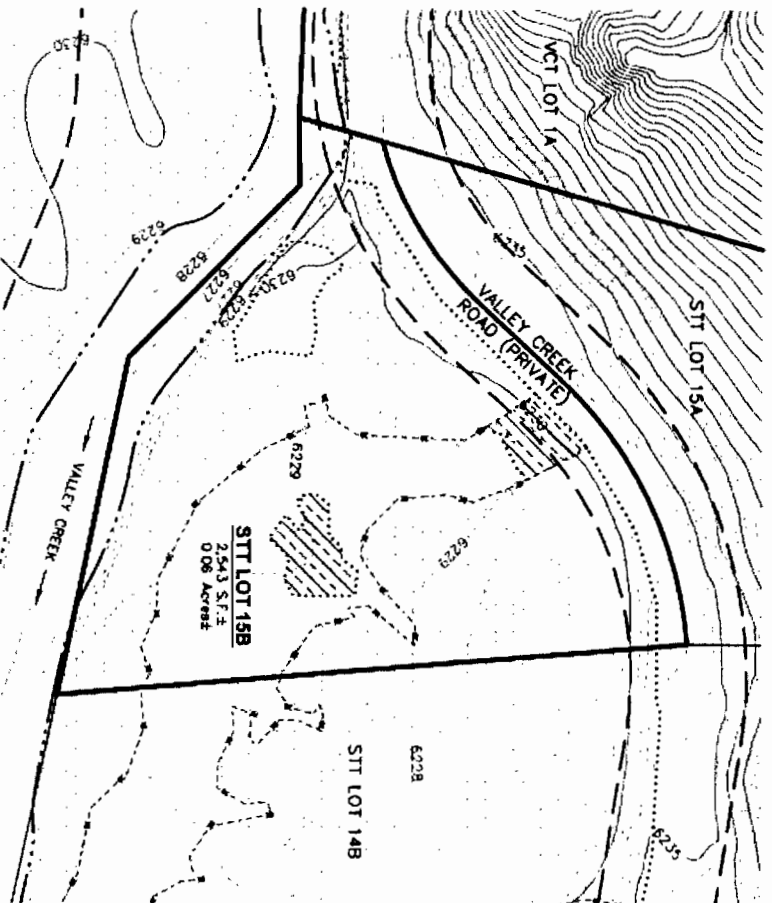
Wetlands

Proposed Wetland Fill

Riparian Lots  
Owned by Others

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1. No part of this project is dependent on a future phase.  
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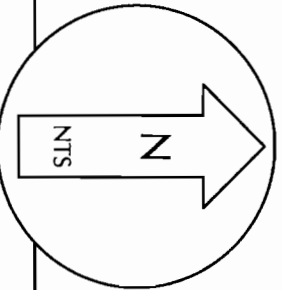




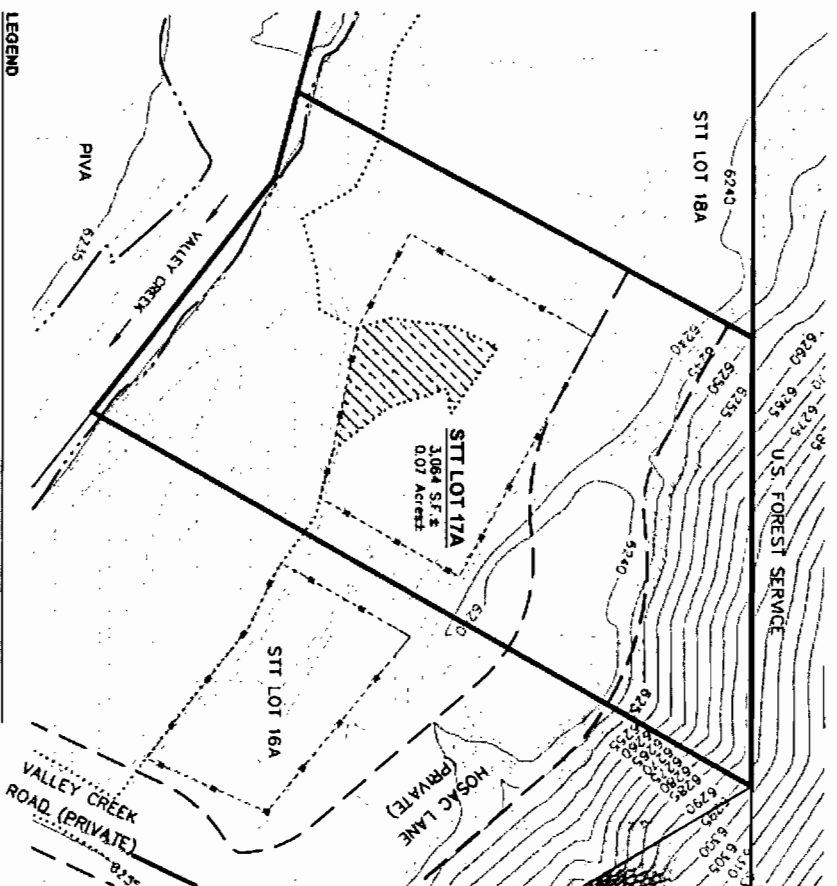
**LEGEND**

Boundary of lots that are the Subject of this Joint Application for Permit	Wetlands Area
Boundary of lots that are Outside of Waters of the United States	Proposed Wetland Fill
Roadway Easement	5' Contour Interval
Building Envelope	STT Sawtooth Terra Tracts
Limits of Valley Creek	WCT Valley Creek Tracts

**LOT 15B - 2535 SQUARE FEET OR 0.06 ACRES OF PROPOSED WETLAND FILL**







**LEGEND**

Boundary of Lots that are the Subject of this Joint Application for Permit

Roadway Easement

Building Envelope

Limits of Valley Creek

Wetlands Area

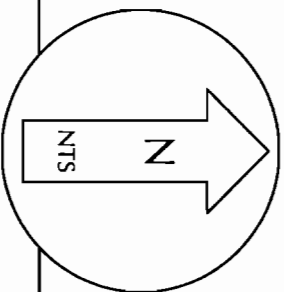
Proposed Wetland Fill

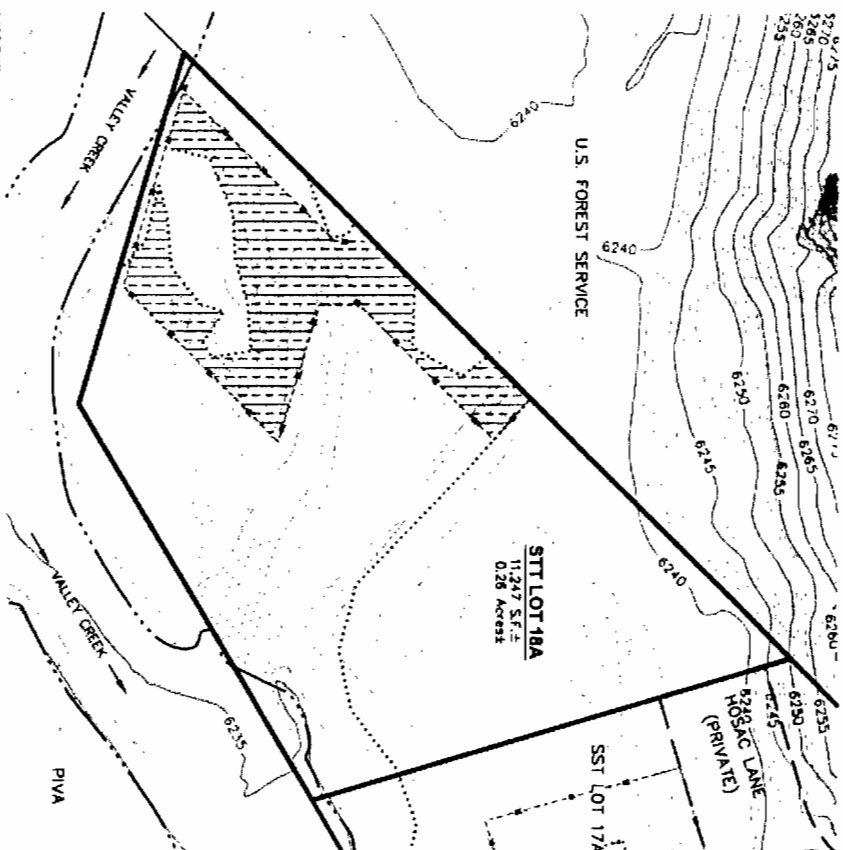
5' Contour Interval

STI Sealedown Terra Tracts

VCT Valley Creek Tracts

LOT 17A - 3064 SQUARE FEET OR 0.07 ACRES OF PROPOSED WETLAND FILL



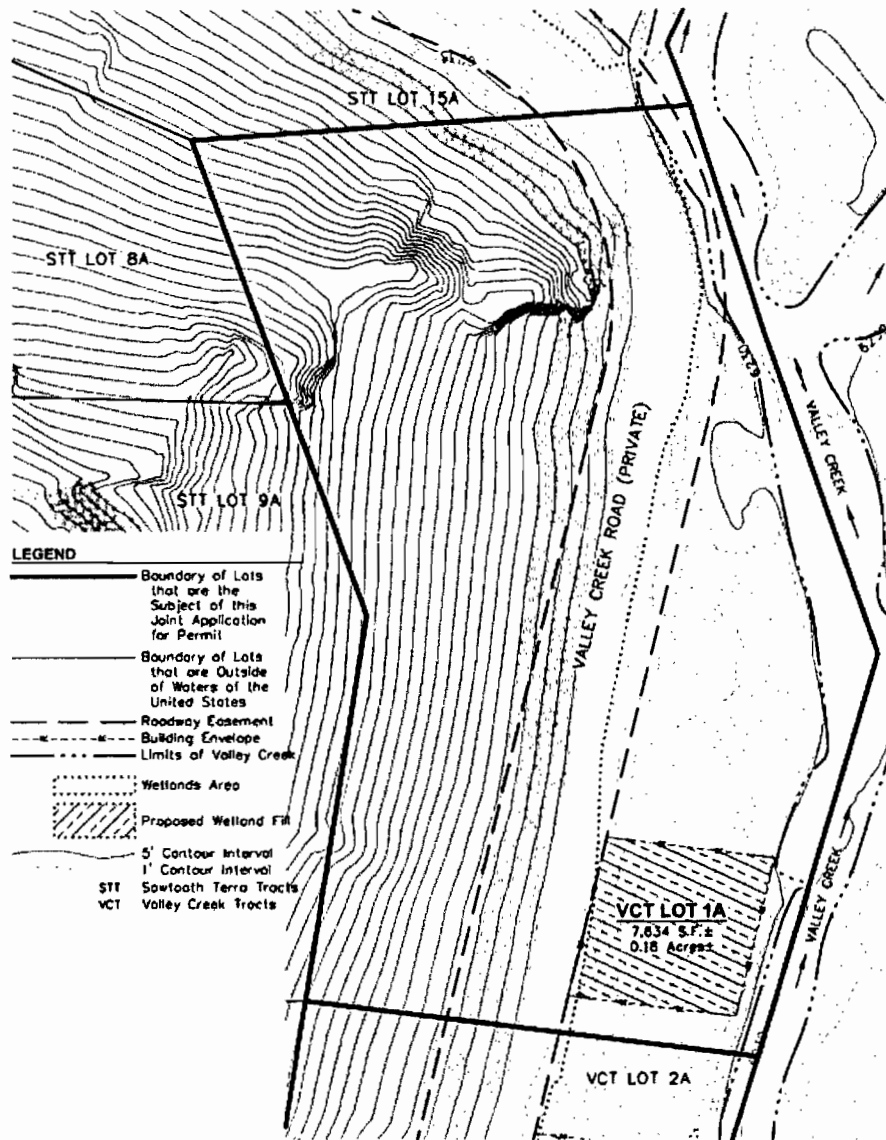


Boundary of Lots (Not for Permit)	Wetland Area
Subject of this Joint Application	Proposed Wetland Fill
Roadway Easement	5' Contour Interval
Building Envelope	SSI Sawtooth Terra Tracts
Limits of Valley Creek	VCT Valley Creek Tracts

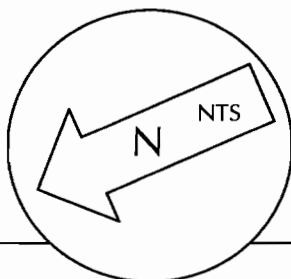
# LOT 18A - 11247 SQUARE FEET OR 0.26 ACRES OF PROPOSED WETLAND FILL

Sheet 6 of 16 - Location of Wetland Encroachment Areas (Lot 18A)

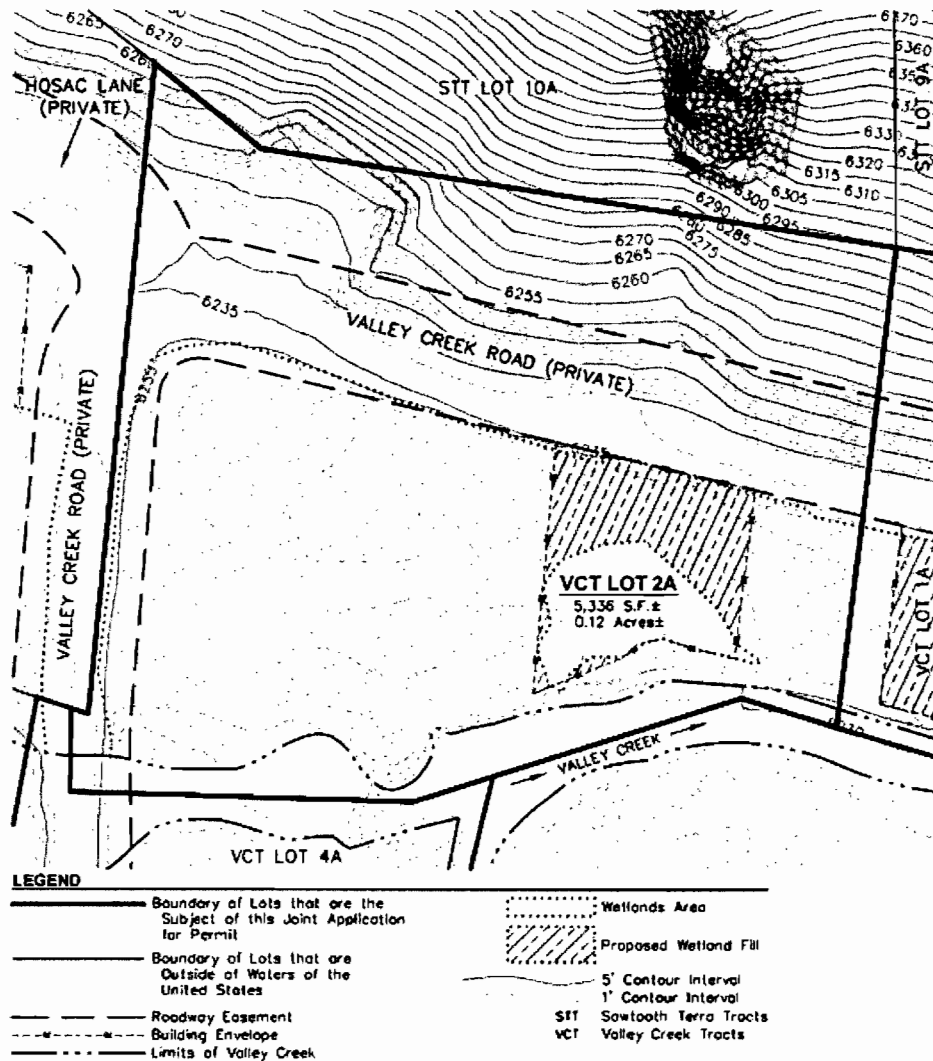
Stanley Sawtooth Estates  
 NW/4 NO. 2007-908-101  
 The Hosac Company, Inc.  
 Valley Creek - Stanley, Idaho  
 December 10, 2007



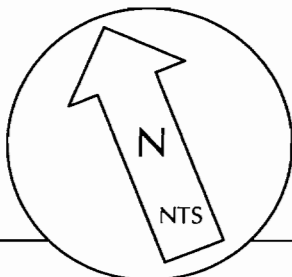
**LOT 1A - 7634 SQUARE FEET OR 0.18  
ACRES OF PROPOSED WETLAND FILL**



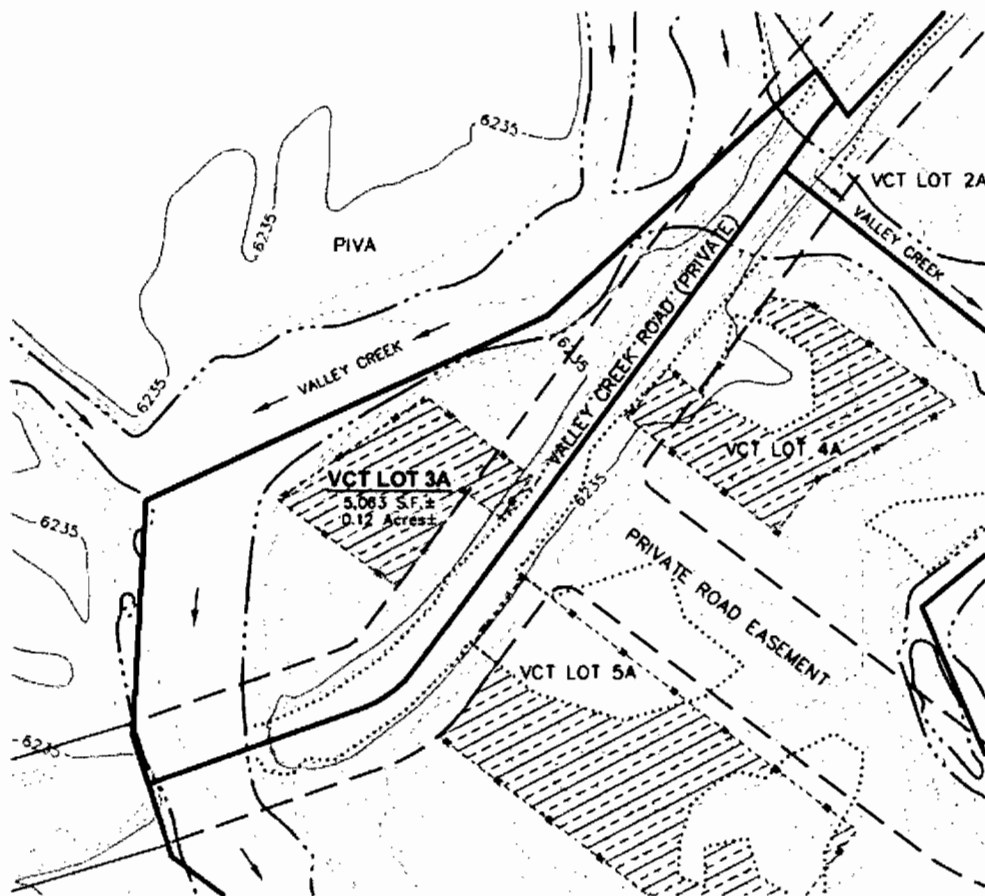
Stanley Sawtooth Estates  
NWW No. 2007-908-101  
The Hosac Company, Inc.  
Valley Creek - Stanley, Idaho



**LOT 2A - 5336 SQUARE FEET OR 0.12 ACRES OF PROPOSED WETLAND FILL**



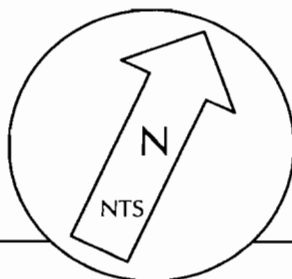
Stanley Sawtooth Estates  
 NWW No. 2007-908-101  
 The Hosac Company, Inc.  
 Valley Creek - Stanley, Idaho



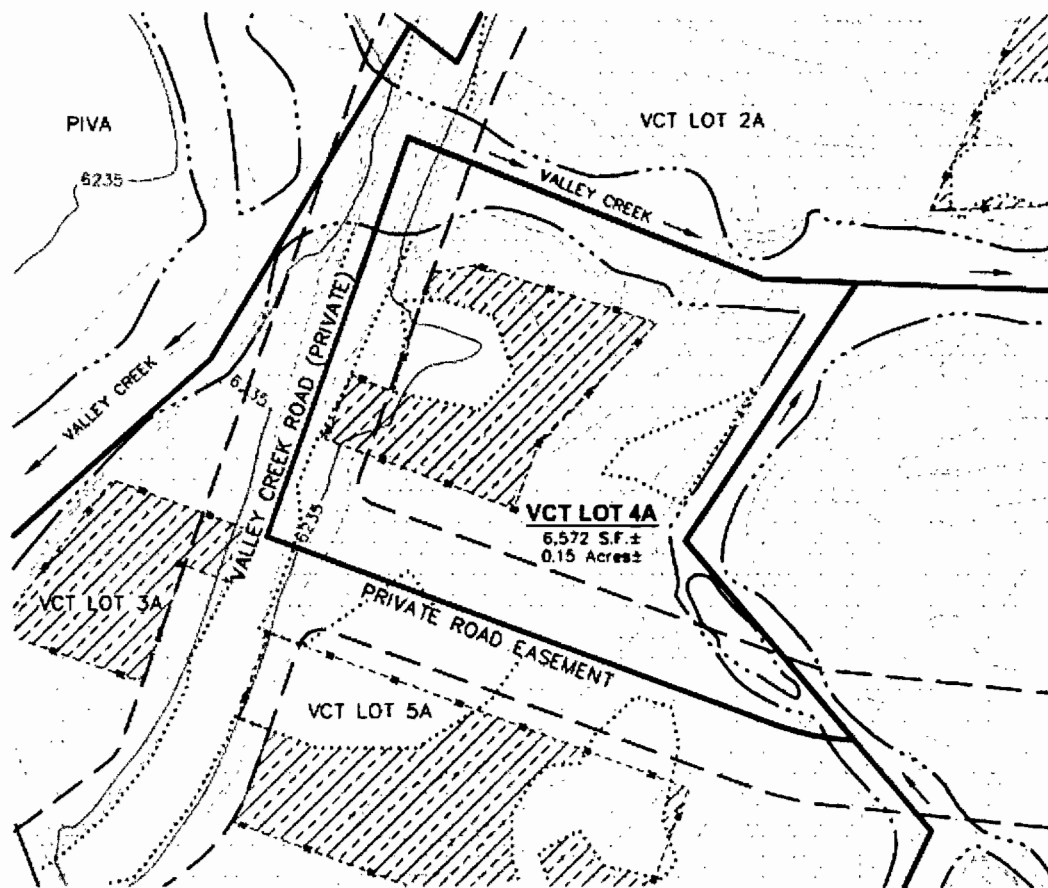
#### LEGEND

- |       |  |               |                       |
|-------|--|---------------|-----------------------|
| —     | Boundary of Lots that are the Subject of this Joint Application for Permit | [Hatched Box] | Wetlands Area         |
| —     | Boundary of Lots that are Outside of Waters of the United States           | [Hatched Box] | Proposed Wetland Fill |
| ---   | Roadway Easement   | —             | 5' Contour Interval   |
| - - - | Building Envelope  | —             | 1' Contour Interval   |
| - - - | Limits of Valley Creek   | STT           | Sawtooth Terra Tracts |
|       |  | VCT           | Valley Creek Tracts   |

**LOT 3A - 5063 SQUARE FEET OR 0.12 ACRES OF PROPOSED WETLAND FILL**



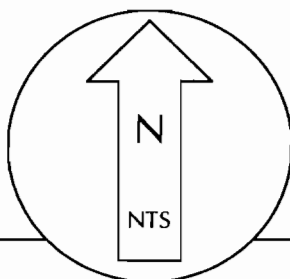
Stanley Sawtooth Estates  
NWW No. 2007-908-101  
The Hosac Company, Inc.  
Valley Creek - Stanley, Idaho



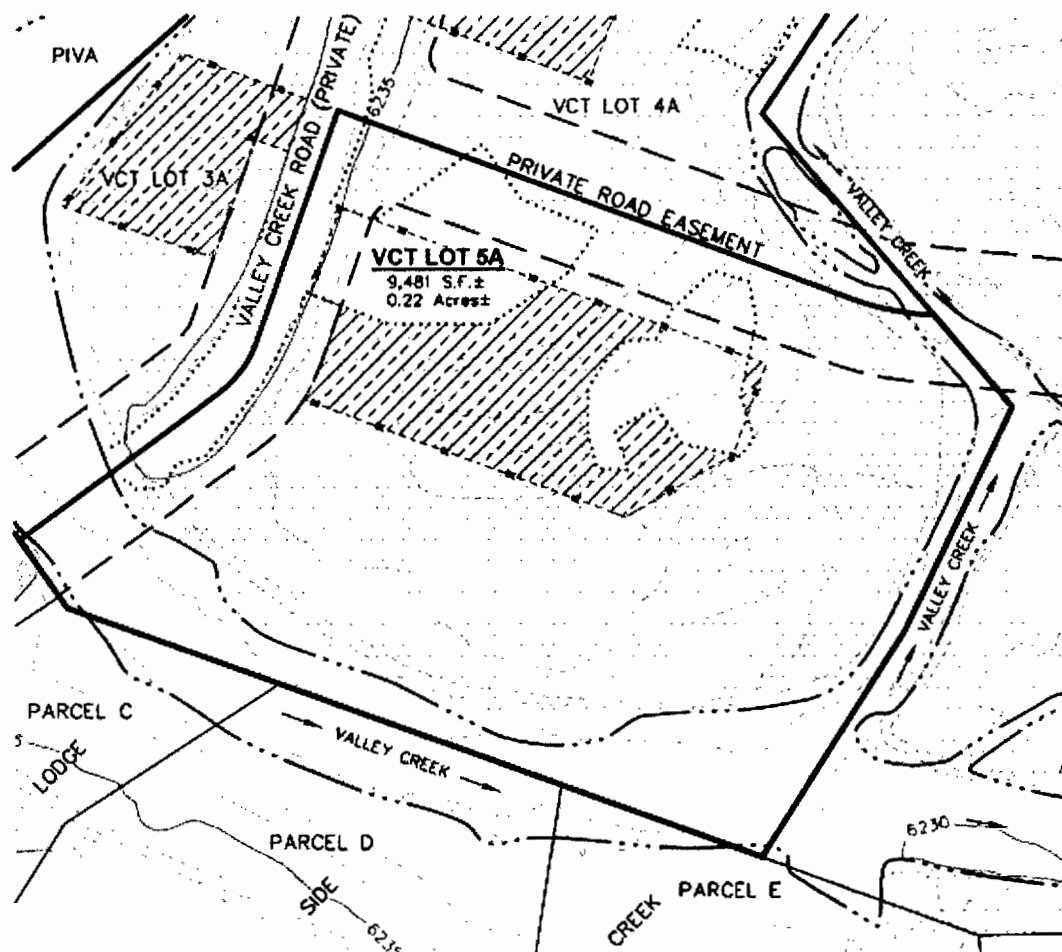
**LEGEND**

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|--|--------------------------------------|
| — Boundary of Lots that are the Subject of this Joint Application for Permit | [Dotted Area] Wetlands Area          |
| — Boundary of Lots that are Outside of Waters of the United States           | [Hatched Area] Proposed Wetland Fill |
| — Roadway Easement   | — 5' Contour Interval                |
| - - - Building Envelope  | - - - 1' Contour Interval            |
| - - - Limits of Valley Creek   | SIT Sawtooth Terra Tracts            |
|  | VCT Valley Creek Tracts              |

**LOT 4A - 6572 SQUARE FEET OR 0.15 ACRES OF PROPOSED WETLAND FILL**



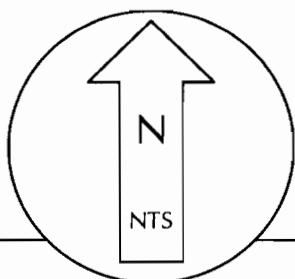
Stanley Sawtooth Estates  
 NWW No. 2007-908-101  
 The Hosac Company, Inc.  
 Valley Creek - Stanley, Idaho  
 Sheet 10 of 16 - Location of Wetland Encroachment Areas (Lot 4A)  
 December 10, 2007



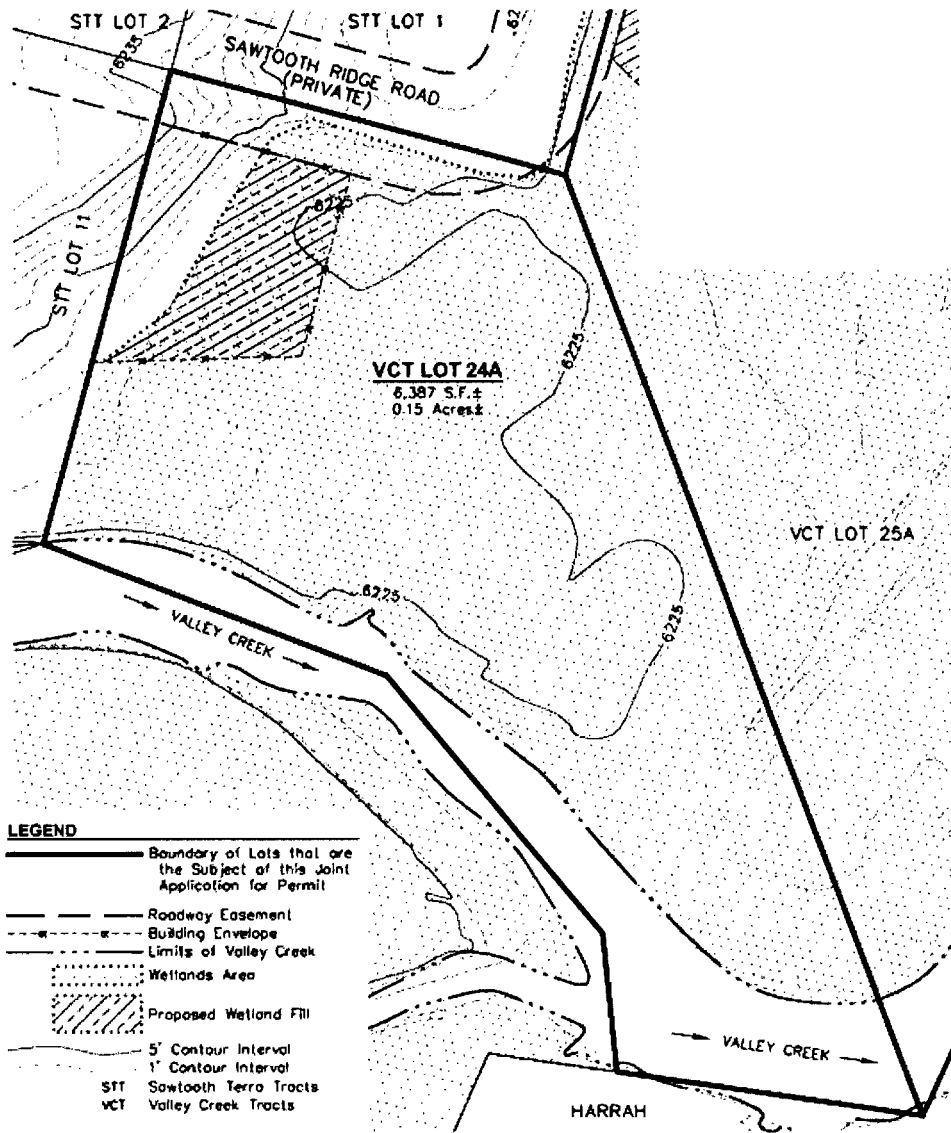
#### LEGEND

- |           |  |               |                       |
|-----------|--|---------------|-----------------------|
| —————     | Boundary of Lots that are the Subject of this Joint Application for Permit | [Dotted Box]  | Wetlands Area         |
| —————     | Boundary of Lots that are Outside of Waters of the United States           | [Hatched Box] | Proposed Wetland Fill |
| -----     | Roadway Easement   | ~~~~~         | 5' Contour Interval   |
| - - - - - | Building Envelope  | ~~~~~         | 1' Contour Interval   |
| .....     | Limits of Valley Creek   | STT           | Sawtooth Terra Tracts |
|           |  | VCT           | Valley Creek Tracts   |

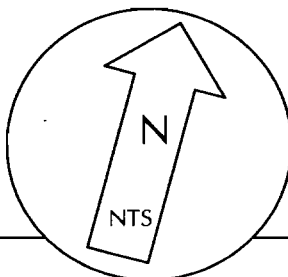
**LOT 5A - 9481 SQUARE FEET OR 0.22 ACRES OF PROPOSED WETLAND FILL**



Stanley Sawtooth Estates  
 NWW No. 2007-908-101  
 The Hosac Company, Inc.  
 Valley Creek - Stanley, Idaho



**LOT 24A - 6387 SQUARE FEET OR 0.15 ACRES OF PROPOSED WETLAND FILL**

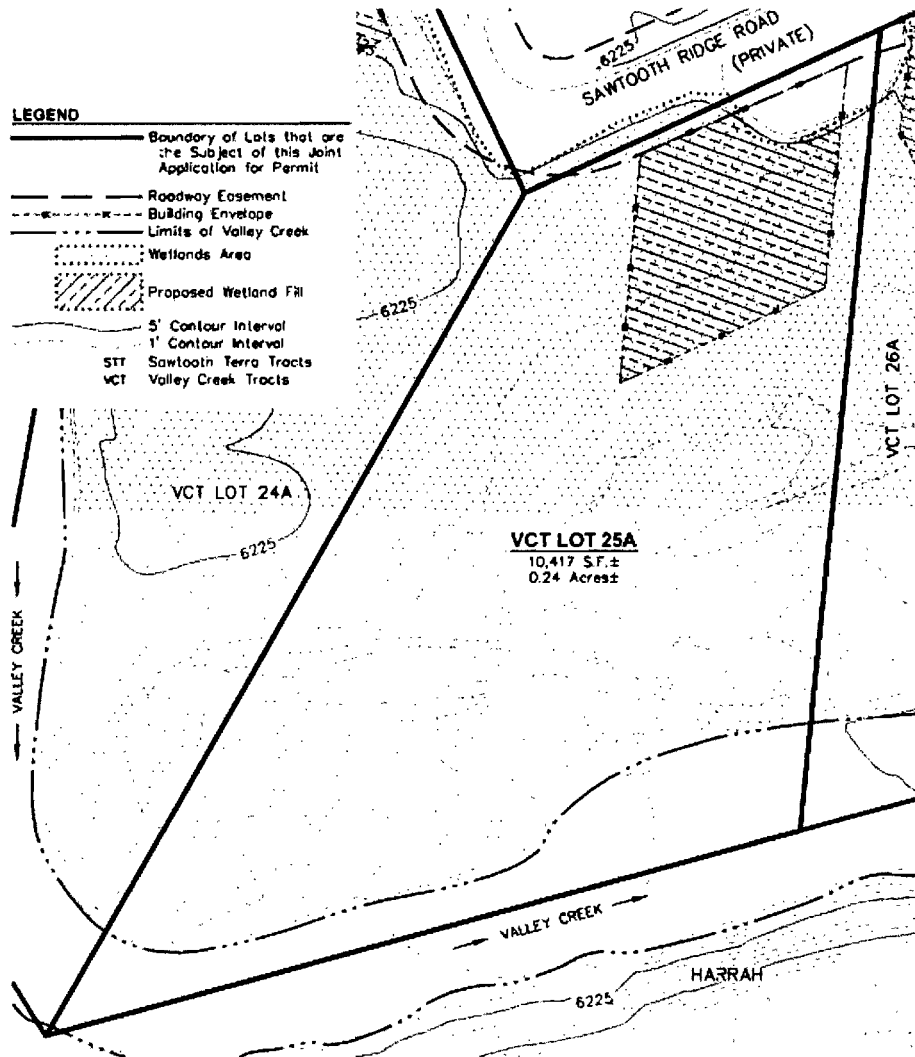


Stanley Sawtooth Estates  
 NWW No. 2007-908-101  
 The Hosac Company, Inc.  
 Valley Creek - Stanley, Idaho  
 December 10, 2007

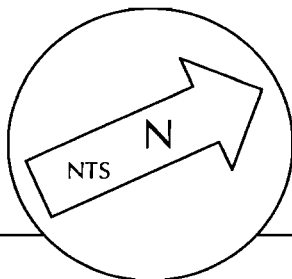


**LEGEND**

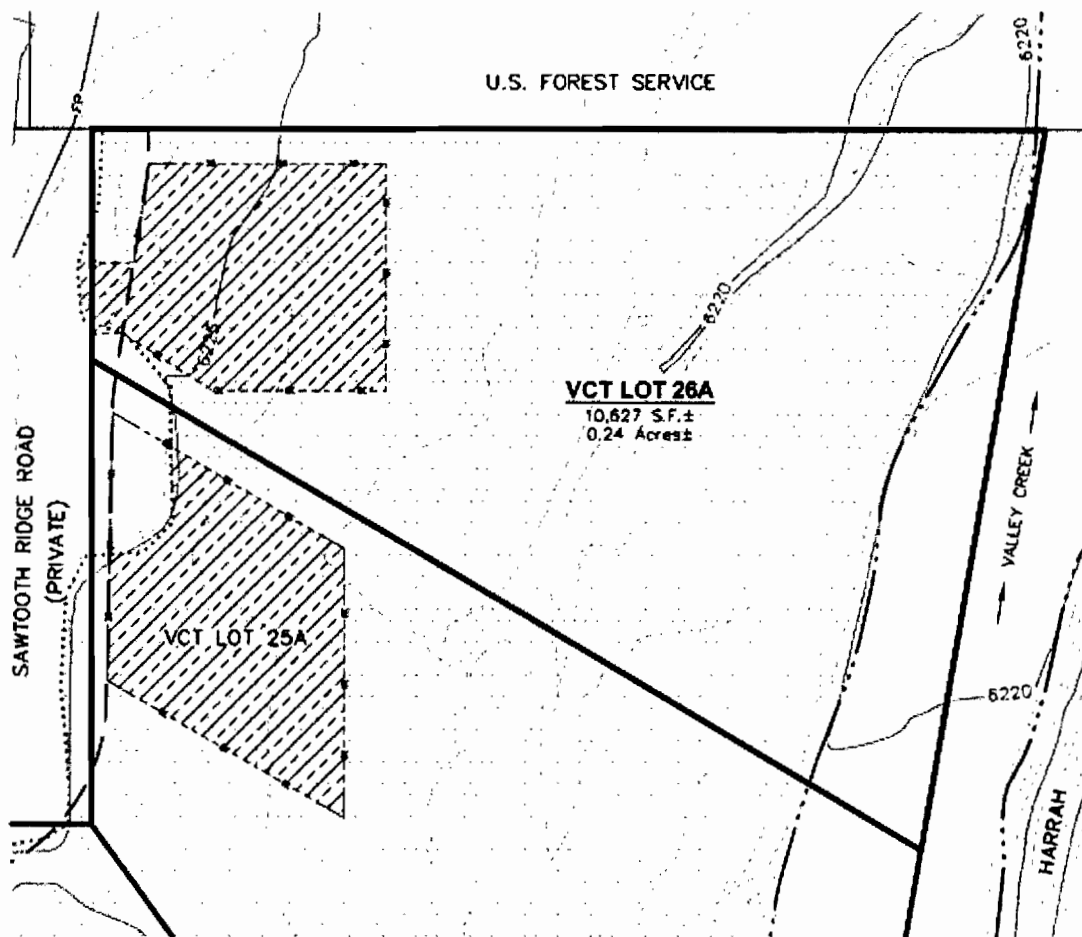
- Boundary of Lots that are the Subject of this Joint Application for Permit
- Roadway Easement
- - - Building Envelope
- - - Limits of Valley Creek
- Wetlands Area
- Proposed Wetland Fill
- 5' Contour Interval
- 1' Contour Interval
- STT Sawtooth Terra Tracts
- VCT Valley Creek Tracts



**LOT 25A - 10417 SQUARE FEET OR 0.24 ACRES OF PROPOSED WETLAND FILL**



Stanley Sawtooth Estates  
 NWW No. 2007-908-101  
 The Hosac Company, Inc.  
 Valley Creek - Stanley, Idaho  
 Sheet 13 of 16 - Location of Wetland Encroachment Areas (Lot 25A)  
 December 10, 2007

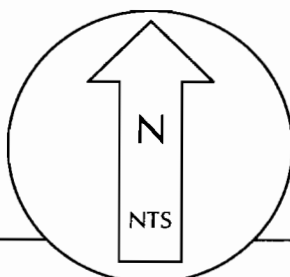


#### LEGEND

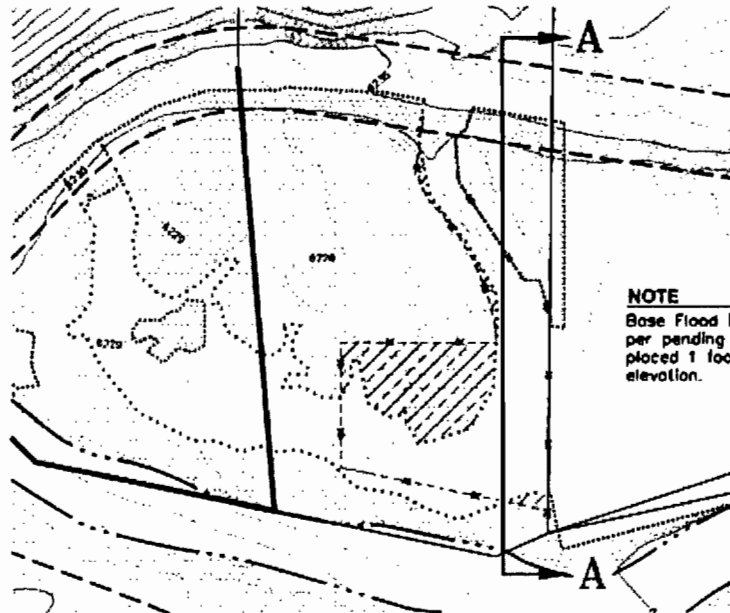
- Boundary of Lots that are the Subject of this Joint Application for Permit
- Roadway Easement
- - - Building Envelope
- - - Limits of Valley Creek

- Wellands Area
- Proposed Wetland Fill
- 5' Contour Interval
- 1' Contour Interval
- STT Sawtooth Terra Tracts
- VCT Valley Creek Tracts

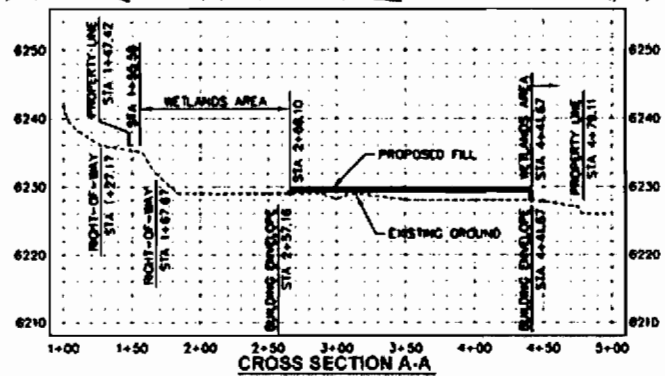
LOT 26A - 10627 SQUARE FEET OR 0.24  
ACRES OF PROPOSED WETLAND FILL



Stanley Sawtooth Estates  
NWW No. 2007-908-101  
The Hosac Company, Inc.  
Valley Creek - Stanley, Idaho  
Sheet 14 of 16 - Location of Wetland Encroachment Areas (Lot 26A)  
December 10, 2007

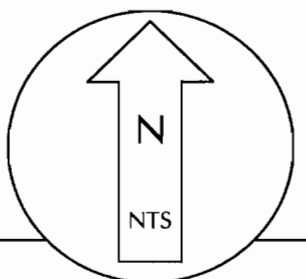


**NOTE**  
Base Flood Elevation of 6228.55  
per pending flood study. FEM is  
placed 1 foot above base flood  
elevation.

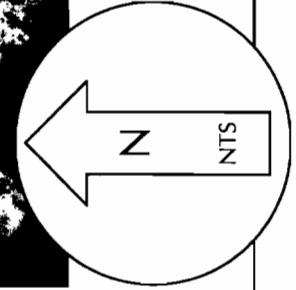


**LEGEND**

- |  |                       |
|--|-----------------------|
| — Boundary of Lots that are the Subject of this Joint Application for Permit | Wetlands Area         |
| — Roadway Easement   | Proposed Wetland Fill |
| - - - Building Envelope  | 5' Contour Interval   |
| ... Limits of Valley Creek   | 1' Contour Interval   |



Stanley Sawtooth Estates  
NWW No. 2007-908-101  
The Hosac Company, Inc.  
Valley Creek - Stanley, Idaho  
Sheet 15 of 16 - Typical Section of Encroachments  
December 10, 2007



Stanley Sawtooth Estates  
NWW NO. 2007-908-101  
The Hosac Company, Inc.  
Valley Creek - Stanley, Idaho  
Sheet 16 of 16 - Proposed Wetland Compensation Area  
December 10, 2007